

003.A

0003

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
523,000 / 523,000
523,000 / 523,000
523,000 / 523,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		MILTON ST, ARLINGTON

OWNERSHIP

Owner 1:	MICHAEL ARTHUR LLC	Unit #:	1
Owner 2:			
Owner 3:			

Street 1: 52 HAROLD PARKER ROAD

Street 2:

Twn/City: ANDOVER

St/Prov: MA	Cntry:	Own Occ: N
Postal: 01810		Type:

PREVIOUS OWNER

Owner 1:	ARTHUR MICHAEL B -
Owner 2:	-

Street 1: 57 MILTON STREET UNIT 1

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Aluminum Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

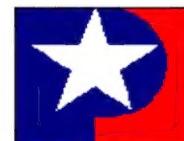
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7548																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	519,500	3,500		523,000		250783
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18



Patriot
Properties Inc.

!14829!

USER DEFINED

Prior Id # 1:	2838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 19:42:55
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
05/15/18	08:24:37
danam	
14829	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
003.A-0003-0001.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	102	FV	519,500	3500	.		523,000	Year end
2021	102	FV	504,600	3500	.		508,100	Year End Roll
2020	102	FV	497,200	3500	.		500,700	Year End Roll
2019	102	FV	507,500	3500	.		511,000	Year End Roll
2018	102	FV	449,000	3500	.		452,500	Year End Roll
2017	102	FV	409,400	3500	.		412,900	Year End Roll
2016	102	FV	409,400	3500	.		412,900	Year End
2015	102	FV	360,400	3500	.		363,900	Year End Roll

SALES INFORMATION

TAX DISTRICT						PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
ARTHUR MICHAEL	64537-585		11/20/2014	Convenience		1	No	No				
ARTHUR MICHAEL	57480-552		9/21/2011	Convenience		1	No	No				
MOODY ALBERT &	50364-35		11/19/2007		376,500	No	No	No				
GASSETT BRENT J	40433-444		8/12/2003	Family		1	No	No				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2003	751	Redo Kit	8,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
6/8/2004	External Ins	BR	B Rossignol
9/21/1999	Mailer Sent		
9/21/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1930	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G6	Fact: .			Floor:				Totals	RMs: 6	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 45.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal: 2 - Plaster				Functional:				Interior:	1	6	2						
Sec Int Wall:	%			Economic:				Additions:									
Partition: T - Typical				Special:				Kitchen: 2003									
Prim Floors: 3 - Hardwood				Override:				Baths:									
Sec Floors:	%			Total:	10.8 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 305.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 0.98990101													
Insulation: 2 - Typical				Adj \$ / SQ: 407.592													
Int vs Ext: S				Other Features: 64000													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.04999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 582350													
% Com Wal	% Sprinkled			Depreciation: 62894													
				Depreciated Total: 519456													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	18X9	A	GD	1930	30.43	T	30	102			3,500		3,500
PARCEL ID 003.A-0003-0001.0																	
More: N Total Yard Items: 3,500 Total Special Features: Total: 3,500																	
AssessPro Patriot Properties, Inc																	
 IMAGE																	
Undisplayed Areas: GLA: 1080																	